



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Grand Reserve Algonquin, LLC
DOCKET NO.: 16-05651.001-R-3 through 16-05651.070-R-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Grand Reserve Algonquin, LLC, the appellant, by attorney Robert Pottinger, of Barrick Switzer Long Balsley & Van Evera in Rockford; the McHenry County Board of Review; and the C.U.S.D. #300, intervenor, by attorney Scott E. Nemanich of Klein Thorpe & Jenkins Ltd. in Orland Park.

Prior to the hearing the parties reached an agreement as to the correct assessment of the subject property. This assessment agreement was presented to and considered by the Property Tax Appeal Board.

After reviewing the record and considering the evidence submitted, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this **McHenry** County appeal. The Property Tax Appeal Board further finds that the agreement of the parties is proper, and the correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
16-05651.001-R-3	19-31-326-006	11,317	0	\$11,317
16-05651.002-R-3	19-31-326-009	11,423	0	\$11,423
16-05651.003-R-3	19-31-326-010	11,552	0	\$11,552
16-05651.004-R-3	19-31-326-011	11,417	0	\$11,417
16-05651.005-R-3	19-31-326-012	11,679	0	\$11,679
16-05651.006-R-3	19-31-326-014	12,219	0	\$12,219
16-05651.007-R-3	19-31-327-003	11,560	0	\$11,560
16-05651.008-R-3	19-31-327-006	14,611	0	\$14,611
16-05651.009-R-3	19-31-327-007	11,560	0	\$11,560
16-05651.010-R-3	19-31-327-008	11,560	0	\$11,560
16-05651.011-R-3	19-31-327-009	11,894	0	\$11,894
16-05651.012-R-3	19-31-327-010	11,691	0	\$11,691
16-05651.013-R-3	19-31-327-013	11,691	0	\$11,691
16-05651.014-R-3	19-31-327-015	11,560	0	\$11,560
16-05651.015-R-3	19-31-327-016	11,560	0	\$11,560
16-05651.016-R-3	19-31-327-017	11,560	0	\$11,560
16-05651.017-R-3	19-31-327-018	11,560	0	\$11,560
16-05651.018-R-3	19-31-327-020	11,559	0	\$11,559
16-05651.019-R-3	19-31-327-021	14,030	0	\$14,030
16-05651.020-R-3	19-31-327-023	15,694	0	\$15,694

16-05651.021-R-3	19-31-327-024	14,178	0	\$14,178
16-05651.022-R-3	19-31-327-025	16,499	0	\$16,499
16-05651.023-R-3	19-31-327-026	14,830	0	\$14,830
16-05651.024-R-3	19-31-327-027	14,326	0	\$14,326
16-05651.025-R-3	19-31-327-028	15,389	0	\$15,389
16-05651.026-R-3	19-31-327-029	19,066	0	\$19,066
16-05651.027-R-3	19-31-327-030	17,838	0	\$17,838
16-05651.028-R-3	19-31-327-031	16,690	0	\$16,690
16-05651.029-R-3	19-31-327-032	13,519	0	\$13,519
16-05651.030-R-3	19-31-327-033	14,767	0	\$14,767
16-05651.031-R-3	19-31-327-034	14,518	0	\$14,518
16-05651.032-R-3	19-31-327-035	14,376	0	\$14,376
16-05651.033-R-3	19-31-327-036	14,149	0	\$14,149
16-05651.034-R-3	19-31-327-037	14,105	0	\$14,105
16-05651.035-R-3	19-31-328-001	11,889	0	\$11,889
16-05651.036-R-3	19-31-328-002	11,299	0	\$11,299
16-05651.037-R-3	19-31-328-003	11,299	0	\$11,299
16-05651.038-R-3	19-31-328-004	14,130	0	\$14,130
16-05651.039-R-3	19-31-328-007	11,552	0	\$11,552
16-05651.040-R-3	19-31-328-008	12,515	0	\$12,515
16-05651.041-R-3	19-31-329-001	14,395	0	\$14,395
16-05651.042-R-3	19-31-329-002	14,457	0	\$14,457
16-05651.043-R-3	19-31-329-003	14,505	0	\$14,505
16-05651.044-R-3	19-31-329-004	14,443	0	\$14,443
16-05651.045-R-3	19-31-330-001	16,506	0	\$16,506
16-05651.046-R-3	19-31-330-002	15,380	0	\$15,380
16-05651.047-R-3	19-31-330-003	16,783	0	\$16,783
16-05651.048-R-3	19-31-330-004	16,185	0	\$16,185
16-05651.049-R-3	19-31-376-001	14,884	0	\$14,884
16-05651.050-R-3	19-31-376-002	14,987	0	\$14,987
16-05651.051-R-3	19-31-376-003	15,624	0	\$15,624
16-05651.052-R-3	19-31-376-004	16,493	0	\$16,493
16-05651.053-R-3	19-31-376-005	13,803	0	\$13,803
16-05651.054-R-3	19-31-376-006	14,873	0	\$14,873
16-05651.055-R-3	19-31-376-007	14,666	0	\$14,666
16-05651.056-R-3	19-31-376-008	15,038	0	\$15,038
16-05651.057-R-3	19-31-376-009	15,537	0	\$15,537
16-05651.058-R-3	19-31-377-001	14,677	0	\$14,677
16-05651.059-R-3	19-31-377-002	14,716	0	\$14,716
16-05651.060-R-3	19-31-377-003	14,615	0	\$14,615
16-05651.061-R-3	19-31-377-004	14,550	0	\$14,550
16-05651.062-R-3	19-31-377-005	14,520	0	\$14,520
16-05651.063-R-3	19-31-377-006	14,283	0	\$14,283
16-05651.064-R-3	19-31-377-007	14,049	0	\$14,049
16-05651.065-R-3	19-31-377-008	14,219	0	\$14,219
16-05651.066-R-3	19-31-378-001	15,129	0	\$15,129

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16-05651.067-R-3	19-31-378-002	15,390	0	\$15,390
16-05651.068-R-3	19-31-379-001	15,370	0	\$15,370
16-05651.069-R-3	19-31-380-002	158,097	0	\$158,097
16-05651.070-R-3	19-31-326-002	12,910	0	\$12,910

Subject only to the State multiplier as applicable.

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This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.

Chairman



Member

Member



Member

Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: July 16, 2019



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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